

CITY OF BELMONT

PLANNING COMMISSION

ACTION MINUTES

TUESDAY, JUNE 5, 2007, 7:00 PM

Chair Parsons called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Parsons, Frautschi, Horton, Mayer, McKenzie, Mercer, Wozniak
Commissioners Absent: None

Staff Present: Community Development Director de Melo (CDD), Senior Planner DiDonato (SP), Associate Planner Walker (AP), Contract Planner Knapp-Wollam (CP), City Attorney Zafferano (CA), Recording Secretary Flores (RS)

Parks and Recreation Director Politzer and Project Manager Ourtiague

2. AGENDA AMENDMENTS - None

3. COMMUNITY FORUM (Public Comments)

Willetta Steventon, owner of the property occupied by Caprino's Restaurant, stated that she resented the fact that her tenant has been required to obtain a title paper on the property in order to add a bathroom and lounge, and asked that the requirement be withdrawn. CDD de Melo agreed to review the building permit application and see if he can resolve the problem.

4. CONSENT CALENDAR

4A. Minutes of 05/01/07

CDD de Melo asked that the Minutes be continued to the June 19 meeting in order to make some additions.

MOTION: By Commissioner Frautschi, seconded by Commissioner Wozniak, to continue approval of the Minutes of May 1, 2007 to the June 19, 2007 meeting.

Ayes: Horton, Mayer, McKenzie, Mercer, Wozniak, Frautschi, Parsons
Noes: None

Motion passed 7/0

5. OLD BUSINESS:

5A. 968 Ralston Avenue – Revised Resolution from 5/15/07 Planning Commission Meeting

AP Walker summarized the staff report, recommending confirmation of the Administrative Design Review and approval of the Revised Design Request subject to the conditions in the attached Resolution.

Commissioner Mercer asked if the applicant is going to replace the sidewalk material, and if so, will it be in conjunction with the Public Works Department Master Plan. AP Walker responded that the Public Works staff determined that the sidewalk in question is not part of the Master Plan and will stay as is.

MOTION: By Commissioner McKenzie, seconded by Commissioner Mayer, to adopt the Resolution confirming an Administrative Design Review Request for 968 Ralston Avenue (Appl. No. PA2006-0003)

Ayes: McKenzie, Mayer, Horton, Mercer, Wozniak, Parsons
Noes: None
Recuse: Frautschi

Motion passed 6/0/1

Chair Parsons stated that this item can be appealed to the City Council within 10 calendar days.

6. NEW BUSINESS:

6A. Twin Pines Park Fence Project

Daniel Ourtiage, Project Manager with the Parks and Recreation Department, introduced members of the committee who worked on this project. He summarized the staff report, which included a power point presentation depicting the proposed fence, and answered questions from the Commission.

Chair Parsons invited comments from the audience. No one came forward to speak.

Commissioners were unanimous in their praise of the work the committee and the Parks and Rec Commission had done, and made the following suggestions:

Vice Chair Frautschi: To break up the long fence, incorporation of some simple design elements into the fence such as arbors at the entrance to the park by the parking lot and another at the bike lane at the far west end of the fence. He also would like to see some plant material such as vines to soften the wood.

Commissioner Wozniak liked the design and the idea that they will be able to see more of the Manor House and the park. She would like to see them use redwood posts since over time the Douglas fir will look different or plant material on them might mitigate some of the difference. She liked the idea of extending it to Wells Fargo and lowering it there, which will make the whole area flow together.

Commissioner Mayer liked the idea of setting the areas off to relieve the monotony, and hoped the section between Wells Fargo and City Hall could be added to the project.

Commissioner Horton concurred and suggested having a sign at an entrance point at the far western end, perhaps hanging on an arbor. She felt that Option 2 was more important than Option 1, and hoped that if it is included Public Works could work with Parks and Rec and fix the sidewalk. She did not see Option 1 as part of this park project, but rather it is part of City Hall.

Commissioner McKenzie liked the design but felt there is a safety issue with the possibility of a car going through the fence to the sublevel parking lot. He also suggested that staff determine with Wells Fargo if they will pay for the fence next to their property.

Commissioner Mercer did not feel a need to replace the fence around Wells Fargo; it seemed to her to be in good repair and covered with ivy. She would like to see some effort put into creating some setbacks in a few spaces along the fence with some plantings in front to break up the long line of Redwood. She also concurred with Vice Chair Frautschi's idea of making gateways to the park with signs labeling it "Twin Pines Park," and suggested a setback and perhaps landscaping and a bench at the end of South Road at the parks event sign.

Chair Parsons concurred and liked the idea of taking out approximately a 24' section, push it back 3' and put some landscaping in front to break up the line of the fence. He liked the idea of the trellises and suggested that the fence be extended to the property line at the far end of the park so it is more consistent.

There was consensus that it is not necessary to spend money on Option 1 if they can provide some of the other amenities that were suggested.

6B. Request for Extension of Approval – 2837 San Juan Boulevard

CDD de Melo summarized the staff report, noting that the site has changed ownership since the original application was filed. In that regard, he noted that the name in the first “Whereas” paragraph in the Resolution be changed to read “Bill Fitzpatrick” as the current property owner. He added that the City’s arborist, Walter Levison, has reviewed and inspected the project site and is comfortable with the tree protection measures that are in play.

Chair Parsons invited comments from the audience. No one in the audience came forward to speak.

Responding to Commissioner Mercer’s question about the fact that the original geo tech is no longer in business, CDD de Melo confirmed that the City’s third party geo tech has been on the site and has signed off on building permit plans for the project.

MOTION: By Commissioner Wozniak, seconded by Vice Chair Frautschi, to adopt the Resolution approving an extension of a Single-Family Design review for 2837 San Juan Boulevard (Appl. No. 2002-0061) with the conditions attached.

Ayes: Wozniak, Frautschi, Horton, Mayer, McKenzie, Mercer, Parsons
Noes: None

Motion passed 7/0

Chair Parsons stated that this item can be appealed to City Council within ten calendar days.

7. PUBLIC HEARINGS:

7A. PUBLIC HEARING – 300 EL CAMINO REAL

To consider a Conditional Use Permit to allow a Cabaret Use (consisting of live music, belly dance performances, and dancing) and extended hours until 2:00 a.m. at Shalizaar Restaurant (Appl. No. PA2007-0012). APN: 044-173-180; ZONING: C-3 (Highway Commercial)
CEQA Status: Categorical Exemption per Section 15301
APPLICANTS/OWNERS: Saeed and Narges Ayagh
PROJECT PLANNER: Damon DiDonato, (650) 637-2908

SP DiDonato summarized the staff report, recommending approval subject to the conditions attached, and answered questions from the Commission.

Ed Hemmat representing the applicant, responded Commissioners’ questions as follows: 1) performers are solo dancers; 2) food will be served until 11:00 p.m. and entertainment will only be on special occasions; 3) ABC regulations state that they must have their last call at 1:15 a.m. and all beverages must be off the tables at 1:30, leaving enough time to clear the restaurant by 2:00; 4) the entertainment will not be open to the public but only for people who are already there having their meals. People wanting to enter at 11:00 after dinner when the music starts will not be allowed to enter. Even at their current location in San Mateo they turn people away because of a lack of space; 5) all performances will take place on a stage or other designated area; 6) they do not have dancing in their San Mateo restaurant except for special occasions, which are not publicized; 7) neighbors were notified by letters put in every individual mailbox within the 300’ radius; 8) there will be a dj playing tapes and cd’s.

Chair Parsons opened the Public Hearing.

James Yamawah, Belmont resident, understood that the permit is for the cabaret use until 2:00 a.m.. He wanted to know if the intent is to have it just for special events or would it be held on a daily basis.

Bobby Grace, Belmont resident, was happy to see that someone was investing in what he called a “deteriorating eyesore,” but he was opposed to the cabaret entertainment with belly dancing. He felt that it may bring an element of people into the area that they don’t need, with fights and excess use of alcohol, and that coupled with the traffic generated when Van’s has a special occasion it will be intolerable.

Rick Scrogings, Belmont resident, was opposed to the cabaret use, and concerned that if this restaurant fails the entertainment permit will be grandfathered in to possible future country western or rap bars. He also predicted overflow parking will end up on his street, adding that he talked to neighbors who are also opposed.

Lauri Scrogings, Belmont resident, concurred with her husband and felt that the probable noise level at 2 a.m. in a family-oriented neighborhood was not acceptable.

Frank Mott, Belmont resident, concurred with the previous speakers, and also spoke on behalf of Adriana LaRusse, owner of an 11-unit apartment building nearby. He submitted notes of opposition from her tenants, and suggested that a cut-off time of 9:00 p.m. would probably not be a problem.

MOTION: By Vice Chair Frautschi, seconded by Commissioner Horton, to close the Public Hearing. Motion passed by voice vote.

Responding to Chair Parsons’ question about his intent for the cabaret license, Mr. Hemmat stated that he is seeking the license just for special occasions, not an every day type of event. Their business is food and they are family people and they have a good reputation in San Mateo. They are not basing their business model on selling alcohol or dancing; they are trying to accommodate their loyal patrons who have been coming to their restaurant for years and want to celebrate their birthdays and other special occasion with entertainment and keep them from taking their business somewhere else. They will not publicize this and nor sell tickets. They would be willing to change the closing hour to 1:00 a.m. if the Commission prefers.

Commissioner Horton stated that she had eaten at his establishment in San Mateo and asked what the average hour is that his patrons dine. Mr. Hemmat responded that they start getting busy around 9:00 p.m. and serve until 11:00 p.m. He later confirmed that there will be music only on special occasions.

Responding to Chair Parsons’ question about whether or not the permit would be grandfathered on if the restaurant changes hands, CDD de Melo stated that the CUP runs with the land, but any substantial changes to the specific conditions – i.e., the size of the dance floor, number of performers, frequency of performances, hours and days of operation – would be out of his hands and would come back to the Planning Commission for a CUP amendment. He added that the conditions as written include either a dj or live music, and it would be difficult for staff to prohibit a certain type of music. Adherence to the Noise Ordinance is also included as a condition of approval.

Commissioner Mercer felt there would be a tremendous impact on parking in the area, particularly in the evening even though food was no longer being served, and could therefore not make Finding A. She also felt that, even though this is in a commercial district on a large commercial boulevard, it has immediate adjacency to a residential area and would have an adverse effect on property in the vicinity because of the late hours and overflow parking. She could not make Finding D. She felt that it would be appropriate to notice residents uphill from the restaurant within 500’ rather than the normal 300’ radius, because sound and traffic will travel uphill.

Commissioner McKenzie had no problem with the form of entertainment but had difficulty with the hours of operation and thought that the hours that they approve should be cut back to a point where it would be acceptable to people in the vicinity from parking and noise standpoints, etc. Responding to Commissioner McKenzie’s question, Mr. Hemmat stated that his restaurant in San Mateo is much smaller and they do not own the property in San Mateo.

Commissioner Horton disagreed with Commissioner Mercer, since the applicant is asking only for the ability to have live entertainment for special occasions. She felt they should craft something similar to what they did for Hola’s and should ask the applicant to think about how many special occasions he will have. Noting that other restaurants in C3 areas are open until 2:00 a.m. and Van’s is open until midnight, she did not feel

they should penalize this restaurant; it is different than what's been there before and in order for them to be successful she felt they need to allow them some leeway.

Vice Chair Frautschi noted that the outreach letter did not state fully what the intent was and what is most important to him is the impact to the neighbors. He felt that the staff report as written does not make it clear that it will be like a banquet with the doors closed and no one else comes in. The noise that patrons make in the parking lot when coming out of a party is what concerned him and it is hard for owners to control. He could not vote for a cabaret license that allows the restaurant to stay open until 2:00 a.m.. He felt staff should bring it back after the applicants think about it more clearly and have better communications with their neighbors.

Commissioner Wozniak agreed with a lot of what had been said, and agreed that 2:00 a.m. seven days a week is too late since they are near to families whose children need to go to school and parents who need to go to work. She could accept later hours on the weekends, and felt that if the restaurant is really successful the parking issue could be a real detriment to the neighborhood. She could also envision a future restaurant being a detriment to the neighborhood. She would ask that they come back with something crafted more to what they specifically want to do with reduced hours.

Commissioner Mayer shared most of the concerns stated previously and agreed that they should craft something that in some way puts limits on what happens after 11:00 p.m.

Commissioner Mercer amended her comments to say that she agreed with Vice Chair Frautschi that what wasn't read in this ordinance is that the applicant is talking about private parties. If the wording were crafted such that it was private parties only it would significantly reduce the impact on the noise and the parking in the neighborhood. She felt that midnight would be much more reasonable and the events should be restricted to Friday and Saturday nights.

Chair Parsons agreed with everything that had been said and supported the cabaret license, adding that the applicant has already done a lot to visually improve Belmont. He stated that he would not be opposed to having belly dancing during normal dinner hours, but opposed having dj's and parties until 2:00 a.m. that close to homes.

CDD de Melo pointed out that it needs to be specified in the conditions that the dj will not be performing at the same time as live music.

Commissioner Horton added that she did not think there would be an issue with noise during the day at this particular location.

Chair Parsons suggested that they continue this item to a date uncertain so that staff and the applicant can work together to craft something for the special events, using Hola's as a model. CDD de Melo concurred, adding that staff will make sure that every person who spoke at the meeting and nearby apartment residents will get a public notice of when future hearings will take place.

MOTION: By Vice Chair Frautschi, seconded by Commissioner Wozniak, to continue to a date uncertain the Conditional Use Permit to allow extended hours and a cabaret use at 300 El Camino Real (Appl. No. PA2007-0012) for Shalizaar Restaurant.

Ayes: Frautschi, Wozniak, Horton, Mayer, McKenzie, Mercer, Parsons
Noes: None

Motion passed 7/0

Chair Parsons called a recess at 9:45 p.m. Meeting resumed at 9:50 p.m.

7B. PUBLIC HEARING-1000 SOUTH ROAD/950 HOLLY ROAD –To consider recommending City Council adoption of an Initial Study and Mitigated Negative Declaration of Environmental Significance, and to consider recommending City Council approval of a General Plan Amendment; a Conceptual Development Plan (CDP), and a Rezone to establish a Planned Development (PD); a Lot Line Adjustment to merge the two

parcels, and a Tentative Subdivision Map to create condominium ownership. The single-family residence on 950 Holly Road would be demolished. The existing apartment building on 1000 South Road would be substantially demolished and redeveloped to include 20 condominium units ranging in size from 1,066 square feet to 2,239 square feet. Forty seven parking spaces are proposed of which four will be uncovered with the remainder in garage structures. (Appl. No. 2006-1088).

Current Zoning: 1000 South Road: Multi-Family Residential (R-4)/ Proposed Zoning PD. 950 Holly Road: Single-Family Residential (R-1A)/Proposed Zoning: PD.

Current General Plan Designation: 1000 South Road; High Density Residential (Rh)/ Proposed: Medium Density Residential (Rm); 950 Holly Road: Low Density Residential (RI)/Proposed: Medium Density Residential (Rm)

APN's: 045-140-400/045-140-390; CEQA Status: Mitigated Negative Declaration.

APPLICANT: Carol Jansen/OWNER: Prospect Point Development, LLC.

PROJECT PLANNER: Allison Knapp Wollam, (415) 902-3238.

CP Knapp-Wollman gave a brief outline of the project, utilizing a power point presentation, and then turned the presentation over to the applicant.

Carol Jansen, Jansen Consulting, gave background information on the project and introduced the project team. Latisha Soohoo), architect, Tim Clark, owner, and Rick Gallow, landscape architect, described their respective elements of the project.

Staff responded to questions from the Commission as follows:

Vice Chair Frautschi:

- Where does the reduction of 30 daily car trips result from the development of this project? Through the International Transportation Engineer's Handbook. CP Knapp-Wollam explained that the single-family residence is the highest generator of trips – about 10 per day – while an apartment building generates 7 and a condominium complex about 6.9. It has to do with economies of scale and is an accepted science. For instance, a mail carrier coming in to one building delivers mail for 20 people. She included the range of trip reduction in her report in order to show a comparison of what the trip generation could be if that site were developed to the maximum density under the General Plan right now vs. how it is at it exists right now, and then what it will be if they choose to approve the project.

- Why is this project not subject to the Quinby Act Fees for park upgrades and land acquisition? CA Zafferano responded that there is a specific section of the Quinby Act where there's an exemption specifically for apartments that have been existing for more than 5 years that are being turned into condominiums so long as the number of units is not increasing. It is exempt under State law.

- Was any thought given to the advantages of incorporating the dedicated open space, which they are going to do at the back of the property, as a permanent conservation easement? CP Knapp stated that it was not proposed by the applicant but it could be discussed if so desired by the Commission.

- References to the College of Notre Dame should be changed to NDNU, and the Belmont Hills Psychiatric Center no longer exists.

- Would this condo development create a shortage of rental-type and low-cost rentals in Belmont? CP Knapp stated that it is staff's opinion that it will not. She looked at multi-family housing in the adopted Housing Element and as it exists right now the City has about 35% of its housing stock in multi-family and the rest is in single-family housing. The Housing Element also speaks to older housing stock as being in jeopardy of being taken out the market because as, a general rule of thumb, 15-30 years out either substantial reinvestment needs to be made in the structure or you it will be lost. Although this does take rental units away, the people who have been in these units have been relocated and have found new homes. The redevelopment of this site provides the ability to be sure that the City does not lose multi-family housing, which staff felt was important. CDD de Melo added that the City's Economic Development Strategy includes a qualified mix of retail and housing, including the project at 1300 El Camino Real, Firehouse Square, Village Center and the Belmont Station. Housing is envisioned as a mixture of rental housing, for-sale housing, and housing for different income segments. Staff feels that this reduction in the number of rental units will be absorbed by new housing that is going to be on the horizon for other parts of

the city and that the opportunity to rehab this particular building and this site with a high quality development has its own benefits.

- At some point, he would like the applicant to address the possibility of incorporating solar technology into the project.

Commissioner Wozniak:

- Would like to see some tables of existing and new building footprint, totals square footage, FAR, impervious area, etc.
- Would like to see from the applicant an overlay that shows what the tree cover will look like on the day the building is completed, which will show what trees will be saved.

Commissioner McKenzie:

- Would like to see breakouts of the 4 individual floor plans.

Commissioner Mercer:

- Asked the applicant to point to where the cut and fill will take place.
D. J. Edwards, civil engineer, responded by pointing to the appropriate areas on the plans.
- Regarding underground parking, we've got more than is required for the number of residents. How do you envision the allocation of that parking for each resident?
The applicant responded that each unit will get two parking stalls and the extra units will be for visitors. The gate system will need to be set up so that visitors could be buzzed in by the owner. There will also be four visitors' spaces outside of the gate.
- At what price range are you planning to marketing the units?
The units range in size from 1500 to 2200 square feet and we plan on marketing them at about \$1100 per foot, or in the range \$1,000,600 to \$2,000,500.
- What trees are you are planning to replant at the front?
Along the street side will be Live Oaks and Buckeyes. They are using Redwood trees on the uphill side of the property as an evergreen screening to screen the view of Holly by residents.
- She would like to see a table of total rental units in the City and any kind of impact that this might have on the total.

Chair Parsons:

- Found it difficult to understand how the project sits on the hillside with the topography. Very confusing development with the different levels and the hillside and it's hard to visualize how many stories are looking up against the residential houses on Holly Road, and how big it looks from the street. He would like to see a crude model of the project.

Chair Parsons opened the Public Hearing.

Doug Evans, Holly Road resident, was concerned about the elevation of the structure and would like to see story poles or elevation balloons. He also was concerned about how the area behind his lot is going to be used. He feels that the proposed nature trails and observation decks would give people direct visibility into his life.

Dan Rolandson, resident of Burlingame and owner of 1190 Ralston Avenue, stated that he has not been notified of anything concerning this project, except through his tenants, and would like his residence in Burlingame added to the mailing list. He asked the Commission and staff to assure that what the developer says he is going to do gets done and did not object to more rental stock being taken off the market.

Joyce Bellomo, Holly Road resident, commented that she is concerned about living on a street that is undergoing such a dramatic change, but compared to what is there now she welcomes it. Holly Road is a hazard and she is concerned that the City put the proper infrastructure in place.

MOTION: By Commissioner Horton, seconded by Commissioner Mayer, to close the Public Hearing. Motion passed by voice vote.

Commissioners expressed the following comments and concerns:

Commissioner Mercer:

- Was concerned about the bulk of the building. With 51% hardscape on a 26% slope she would want to see a lot of mitigation and be assured that runoff will be reduced, not increased.
- The 20 units are very large so that the total floor area ratio falls close to an R-4, high density. If this were a single-family house and they were looking at a 26% slope, they would be looking at roughly a 20% reduction of floor area ratio.
- The front units are very close to Ralston, which is a high traffic street and which does not serve to mitigate the large bulk.
- The 10' ceilings add to the overall height more than necessary and could possibly be moderated.
- Concerned about visitor parking since there is no capacity for street parking. If 2 of the 20 residents have a party there could be 10 to 20 additional cars parked on the street. Would want to see some sort of mitigation offered by the applicants, possibly in conjunction with Public Works, where they could somehow increase street parking.
- Pleased that the little portion of the flag lot at the top is not going to be developed and would like to see it designated as a conservation easement so that nothing could ever be done on it for the protection of the land, for the prevention of erosion and for the privacy of the neighbor.
- Would like to see noticing extended to 500' so that residents up Holly and South Road who are going to be impacted by traffic and construction would be notified of future meetings.

Commissioner McKenzie:

- Scheduling of the movement and exporting of 154 truck loads of export materials onto busy Ralston Avenue needs to received particular attention.
- Concerned about guest parking.
- Would like the applicant to help in mitigation for improvement of Holly Road.
- Likes the project and feels it will be an asset to Central Neighborhood.
- Replacing a blighted, poorly maintained property with luxury condos will fill an important need in this community and will be a signature project for the City of Belmont.

Commissioner Horton:

- Great project that fits in.
- A model as suggested by Chair Parsons would be helpful for a lot of people.

Vice Chair Frautschi:

Positive Features

- Likes that it will renovate a very tired, old building that supports the City policy 1.3
- Commended the applicant for notifying people in the neighborhood at a 500' radius when they were only required to extend to 300'
- Decreases a high-density residential lot and creates a better transitional median-density lot, which causes him to support the amendment to the City's language use.
- Reduces the number of street cuts from 3 to 2.
- It enhances the street drainage and pedestrian safety by incorporating new curbs and sidewalks but thinks the sidewalk arrangement near Holly and South might have to remain in its current location.
- Strives to conform to the lot slope with decreased density as the building approaches the steeper terrain and neighboring single-family dwellings.
- Increase in the parking spaces from the current substandard situation to 47 spaces. The visitor parking will probably be a real concern.
- Appreciates the true landscape effort to retain the mature perimeter landscape trees. He hopes at least one of the Canary Island Palms can be relocated.
- Thanked the applicants for the sensitive fashion in which they handled the relocation of their former tenants, especially those who needed special assistance.
- Feels that Belmont 1000 LLP has a great deal of experience in construction and conversion of luxury housing projects and should be able to finish the project.
- Where there is currently a very dated, sad structure, the applicant proposes a craftsman style with stone along the base that grounds the structure, with soothing muted colors that work to create an inviting, lower-scale structure for people who live there and will make people walking by wish they lived there. He particularly liked the arch detail proposed for the balconies and the shingled material.
- Expects that the heavily wooded character will be maintained and maybe even enhanced.

Challenges for the project

- It's 51% impervious surface. This is an 11% increase in what they looked at before. He would expect that the applicant would look at their structures and the elements to see if they can bring that number

down.

- He does not think the proposed stone grotto is an attractive element.
- Concerned about the rear yard and west side setbacks, and wants to know that there are actually no other alternatives or that it's just totally economically unfeasible because this is a very tall building. Would like to see that question addressed so that he knows he is making the right decision.
- Thanked Ms. Jansen for her letter but would not characterize this project as minor grading because 1,540 cu.ft. will be removed and the grading project itself will take two months.
- Approximately 46 trees will be removed with only 25 to 30 proposed for replacement, 26 of which are regulated. He feels the City should be getting a replacement of 3 to 1, which would be 78 tree replacements, in addition to the \$29,000 they are paying for tree removal.
- The dry pond/bridge idea has been overused in Belmont and does not want to see it. He would rather see more green.
- Feels that there are issues with the proposed timeline. He would not support grading during the moratorium period, due to the grades of 22 and 25% with most of the grading occurring in the steepest area of the site. He believes they would be foolish as a community to allow grading to occur when it normally is not allowed. Would like to know that there is a clear understanding of the timelines of what's going to happen when.
- A very, very complicated project and believes they should have been provided a 3-D model to gain a full perspective of what they are trying to accomplish.
- The project is at the maximum units for medium density development. The parking requirements have been dealt with about as well as they could be. The FARs which Commissioner Mercer mentioned are high but he could live with them. The setbacks need to be clarified for him. He would like a permanent conservation easement in the back of the lot to protect the houses in front of it, the neighborhood, the City from government changes when someone might want to come in and subdivide that piece of property or do something different with it.
- Would like the applicant to consider some kind of solar technology.

Commissioner Wozniak:

- Agrees that the project is really beautiful and everybody did a great job in putting it together, but agreed that she would like to see a 3-D model
- As mentioned previously, she would like to see tables that compare apples to apples and perhaps some overlays to show the existing land uses now and what it will be.
- Was in agreement with the neighbor who requested story poles or height balloons, because it is hard to visualize what this will actually do to the landscape.
- Wanted to be sure that effort is made to planting the area in front, maybe even over-planting at the beginning, so that they get some screening immediately because that building, however beautiful it may be, will be very large if it continues to be 20 units, and will be very different from what they see now.
- Felt that the builder might want to look at repairing the potholes and water runoff on Holly Road in order to sell the high-end condos. Would like to see him try to work with the City to fix that problem.
- Would like to see historical documentation of the "castlerock" outcropping. She is all for taking them down but would want to preserve at least in documentary fashion what has gone on there.

Commissioner Mayer:

- Concerned about guest parking.
- Likes the grotto.
- Delighted that the present building is going and thanked the developer for proposing this project, which he thinks will be a great addition to the city.

Chair Parsons:

- Likes the project.
- Concerned about the relationship of the pool house to the property line and the closeness to the private residents at the top of the hill and the new structure.
- Concerned about the guest parking problem.
- Concerned about the bulk issue and the amount of impervious materials. The only way it can be reduced is to go up, which increases the bulk if they keep the number of units. Maybe the answer is to compromise by considering reduction by one unit.
- Supportive of making a conservation area at the top.
- Would like to see more thought given to pedestrian circulation. Pedestrians will either have to walk into the garage to get into their unit or walk all the way around it with no access down to South Road.
- Needs a model to look at.

MOTION: By Commissioner Mercer, seconded by Commissioner McKenzie, to continue the hearing for the project for 100 South Road/950 Holly Road to date uncertain (Appl. 2006-008)

Ayes: Mercer, McKenzie, Horton, Mayer, Wozniak, Frautschi, Parsons
Noes: None

Motion passed 7/0

8. REPORTS, STUDIES AND UPDATES:

CDD de Melo reported as follows:

8A. Avanti Pizza Commercial Center – 2040 Ralston Ave.
He expects a landscape plan within two weeks.

8B. U-Haul – 530 El Camino Real

The landscaper has been out to the site and they have reviewed and repaired the irrigation. There is still a tree to be planted there. It appears that two of the trees are doing better.

8C. Mid-Peninsula Water District Properties – Folger Drive and Ralston Avenue

Staff received a tree replanting plan for the Folger property that they will bring back to the Commission. No major improvements included for the Ralston Avenue pump station.

8D. Motel 6

Staff continues to work with the property owner on a master plan for the site redevelopment. Security is kept at a 7-day-a-week overnight level to insure that the call volumes continue to go down. The owner of the site has also met with the motel management to let them know that better behavior is needed there.

8E. NDNU Field Soccer/Lacrosse Field

Staff held a very productive meeting on May 23rd with 4 representatives from NDNU and 5 or 6 neighbors and went through all of the issues associated with the field. They are looking toward another neighborhood meeting with the task force at the end of July. NDND is committed to fix the issues associated with the field and staff was pleased with how the meeting transpired.

Chair Parsons asked that his earlier request for feedback from Public Works on the Commission's recommendations regarding proposed re-landscaping at the interchange of Ralston and 101, and the sidewalk replacement around 6th and Ralston, be agendaized for a future meeting.

Commissioner McKenzie asked about the recent removal of landscaping under the grade separation on the north side. CDD de Melo responded that the Parks and Recreation Department was responding to a City Council concern about the quality of landscaping underneath that area and they are going to be freshening up with some more colorful plantings there.

Vice Chair Frautschi asked that staff write a letter to CalTrain about the care of the Redwood trees next to the passenger drop-off and loading area and also in the area they call the plaza.

Commissioner Wozniak suggested that CDD de Melo contact the Chamber of Commerce regarding the possibility of advertising the Belmont farmers' market in the brochures that are on the trains that lists happenings along the train line.

9. CITY COUNCIL MEETING OF TUESDAY, June 12, 2007

Liaison: Commissioner McKenzie

Alternate Liaison: Commissioner Mercer

10. ADJOURNMENT:

The meeting was adjourned at 10:40 p.m. to a regular meeting on Tuesday, June 19, 2007, at 7:00 p.m. in Belmont City Hall.

Carlos de Melo
Planning Commission Secretary

CD's of Planning Commission Meetings are available in the
Community Development Department.
Please call (650) 595-7416 to schedule an appointment.